



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

February 11, 2005

TDD
(213) 633-0901
TELEPHONE
(213) 974-1857
TELECOPIER
(213) 617-7182
Agenda No. 11
05/27/03

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

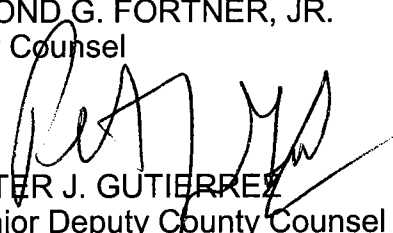
**Re: CONDITIONAL USE PERMIT NUMBER 99-020-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permit which proposes to construct a residential development on the subject property consisting of 95 single-family residential lots, an 18.5-acre natural open space lot with a hiking trail easement, a two-acre privately maintained park, and two landscape lots in the Canyon Country community of the Newhall Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit with revised conditions and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

PJG:di

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 99-020-(5)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing on this proposed Conditional Use Permit No. 99-020-(5) on May 27, 2003. The Los Angeles County Regional Planning Commission ("Commission") conducted its duly noticed public hearing on this proposal on December 5, 2001, February 20, 2002, April 10, 2002, June 5, 2002, and September 4, 2002. This subdivision case was heard concurrently with Vesting Tentative Tract Map No. 52829 and Zone Change No. 99-020-(5).
2. The applicant is proposing to construct a residential development on the subject property consisting of 95 single-family residential lots, an 18.5-acre natural open space lot with a hiking trail easement, a two-acre privately maintained park, and two landscape lots.
3. A conditional use permit is required to authorize the proposed density-controlled residential development in a hillside management area, pursuant to Sections 22.56.205 and 22.56.215 of the Los Angeles County Code ("County Code").
4. A conditional use permit for a density-controlled development allows lot sizes to be averaged to conform to the minimum lot area requirements of the proposed zones and allows clustering of the units into the least environmentally sensitive areas of the site using smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion of the property in permanent open space.
5. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property and ensures to the extent possible that development maintains and, where possible, enhances the natural topography, resources, and amenities of the hillside management area while allowing for limited controlled development therein.
6. The subject site is located at the terminus of Urbandale Avenue and Franwood Drive, in the Canyon Country community of the Newhall Zoned District.
7. The site is 75.06 acres in size, is irregular in shape, and has hilly topography. It is currently undeveloped.

8. Properties to the north of the subject property are presently under construction for development of single-family and multi-family residences. Directly west of the site is a 100-foot wide strip of property owned by the City of Los Angeles Department of Water and Power containing power lines and pylons. Property west of that strip is developed with multi-family residences. Property to the east, located within the City of Santa Clarita, is developed with single-family residences. To the south, also within the City of Santa Clarita, is an elementary school and Bouquet Canyon Park.
9. The site is zoned A-2-2 (Heavy Agriculture, two acre minimum required area). The zoning was established by Ordinance No. 7094, which became effective on February 5, 1957. Concurrent with this approval, however, the Board considered and indicated its intent to approve Zone Change No. 99-020-(5). Upon final adoption of Zone Change No. 99-020-(5) and after its effective date, the subject property will be zoned A-2-1 on 57.02 acres and R-1-7,000 on 18.04 acres.
10. The project is consistent with the proposed A-2-1 and R-1-7,000 zoning classifications in that the proposed single-family residences and park are permitted in such zones by Sections 22.20.070 and 22.24.120 of the County Code and a density-controlled development is permitted by Sections 22.20.100 and 22.24.150 of the County Code, subject to approval of a conditional use permit.
11. Surrounding zoning is R-1-5,000, R-1-3,000, and C-2-DP to the north. RPD-1-11U zoning is located to the west. Adjacent to the site at the southeast corner is property zoned A-2-2. Property to the south, east, and west of the site is located within the City of Santa Clarita.
12. The subject property is depicted within the R (Non-Urban) and one (Low Density Residential) categories of the Countywide General Plan ("General Plan"). The Santa Clarita Valley Area Plan designates the site as follows:

HM	Hillside Management	47.55 acres
N2	Non-Urban 0.5-1 dwelling units per acre	5.04 acres
U1	Urban 1, 1.1-3.3 dwelling units per acre	6.84 acres
U2	Urban 2, 3.4-6.6 dwelling units per acre	14.74 acres
U3	Urban 3, 6.7-15 dwelling units per acre	.89 acres
13. The U1-designated portion of the subject property and one of the U2-designated portions are located at the northern boundary of the site. These areas contain steep hillsides and are less appropriate for development than property in the N2 and HM-designated portions of the site. For this reason, the applicant has requested that the urban density permitted by these categories be transferred to other non-urban portions of the site in accordance with the provisions of the General Plan which permit urban to non-urban transfer when justified by

topographic and geologic factors. Twenty units are proposed to be transferred from the urban area to the non-urban area, from those portions of the site designated U1 and U2 to those designated N2 and HM. The transfer of 20 units is acceptable given the overall number of units and the topographic conditions. After the density transfer, the project will consist of 52 dwelling units on 52.59 acres of the site designated as non-urban (N2 and HM) and 43 dwelling units on 22.44 acres of the site designated U2 and U3. The density of the proposed project is consistent with the land use classifications of the Santa Clarita Valley Area Plan.

14. The proposed project is consistent with the goals and policies of the General Plan, including the Santa Clarita Valley Area Plan. The project concentrates land use growth adjacent to existing urban development and the proposed density transfer allows for preservation of hillsides and flexibility in design.
15. Approval of Conditional Use Permit No. 99-020-(5) will not become effective unless and until the Board has adopted an ordinance changing the zoning of the site to A-2-1 and R-1-7,000, and the ordinance has become effective.
16. Vesting Tentative Tract Map No. 52829 is a related request to divide the subject property into 95 single-family residential lots, an approximately two-acre privately maintained park, an 18.5-acre open space lot with a hiking trail easement, and two landscape lots.
17. At its public hearing, the Commission heard staff's presentation, the applicant's presentation, and responses and testimony from neighbors opposed to the project. Project opponents cited concerns about traffic impacts, incompatibility with the surrounding community and with the provisions of the draft One Valley, One Vision plan, potential impacts from project lighting and grading, and the overdevelopment of the Santa Clarita Valley. In addition, the City of Santa Clarita expressed concerns regarding density, grading, and recreational opportunities. The Commission also heard testimony from a representative of the Saugus Union School District ("District") in support of the project.
18. Several letters from surrounding neighbors were received in opposition to the project, as was a petition containing approximately 100 signatures mentioning concerns about overdevelopment of the Santa Clarita Valley, traffic impacts, especially on Urbandale Avenue and Rosedell Elementary School, and the project's excessive density. The City of Santa Clarita also submitted a comment letter in opposition to the project. The District submitted a letter in support of the project.
19. In response to the Commission's discussion of the proposed One Valley, One Vision plan, the applicant conducted a public information meeting to gather community input concerning the project.

20. At the public hearing before the Board, three persons testified in opposition to the project citing concerns regarding traffic impacts on Rosedell Elementary School, use of Urbandale Avenue as a through street, impacts from lights at the proposed two-acre park, water availability, and impacts to the sewer main.
21. The applicant's site plan, labeled Exhibit "A," shows a 75.06-acre irregularly shaped property. The site plan depicts 95 single-family lots, ranging in size from a minimum of 7,418 square feet to 64,988 square feet, an approximately two-acre park lot, an 18.5-acre open space lot with a hiking easement taking access from "E" street, and two landscape lots, one of 400 square feet (Lot 1) and one of 1,280 square feet (Lot 95), adjacent to the termination of "A" Street.
22. Access to the site is presently provided by Urbandale Avenue and Franwood Drive. Future access to the development will be provided from Franwood Drive and a street connection ("B" Street) to Copperhill Drive. No access will be provided from Urbandale Avenue. The elimination of the future extension of Urbandale Avenue was in response to concerns expressed in oral and written testimony and the Commission's direction. A traffic analysis showing that the elimination of the extension would not negatively impact traffic circulation was reviewed by the Department of Public Works and the Forester and Fire Warden who did not object to elimination of the additional access.
23. The Commission questioned the applicant on the future location of model homes and the proposed access for potential buyers to view the project site and models. The Commission and neighbors also discussed the impact of grading equipment accessing the site from local streets.
24. The applicant indicated that a \$100,000 contribution toward the purchase of playground equipment would be made to the District. The applicant has entered into an agreement with the District, owner of the adjacent property located to the south, to provide street access to the District property. The agreement also permits off-site grading by the applicant on the District's property.
25. The applicant redesigned the project during the public hearing process to add an approximately two-acre privately maintained park within the boundaries of the project site and to provide a hiking easement through the open space lot, to respond to the concerns expressed by the City of Santa Clarita. The park will be developed by the project applicant and maintained by the future homeowner's association.
26. The applicant proposes grading to be balanced on site. In response to concerns raised by the City of Santa Clarita, the applicant agreed to utilize grading techniques to be more compatible with the existing landform.
27. The proposed residential development will be required to comply with the development standards and requirements applicable to the R-1 and A-2 zones, as set forth in Sections 22.20.105 through 22.20.140 of the County Code.

28. The subject property contains natural slopes of 25 percent or greater. The slope analysis prepared for the project indicates that 17.82 acres are in the 0-25 percent category, 31.83 acres are in the 25-50 percent category, and 25.41 acres are in the 50 percent and above category. The slope analysis prepared for the project indicates that the maximum permitted residential density for the subject property is 165 units and the low-density threshold is 68 units. The proposed 95-unit development exceeds the low-density threshold, requiring a conditional use permit to ensure compliance with hillside management design review criteria. 52.59 acres of the site are designated non-urban and 22.44 acres are designated urban. A total of 52 dwelling units are permitted in the non-urban portion of the site, and 112 dwelling units are permitted in the urban portion. The proposed project, consisting of 52 dwelling units in the non-urban areas and 43 dwelling units in the urban designations, complies with these density thresholds.
29. The proposed project's use of clustering, considerations given to size, scale, and bulk, and modification in grading technique result in a visual quality that will complement community character and benefit current and future community residents.
30. Pursuant to Section 22.56.215.J.1 of the County Code, the proposed project is required to contain open space in an amount not less than 25 percent of the net urban hillside management area and not less than 70 percent of the net non-urban hillside management area. The proposed project has the necessary provisions for open space in that 18.5 acres will remain undeveloped as permanent open space and a two-acre park, a hiking trail easement, and two landscape lots of 400 square feet and 1,280 square feet are also provided. These open space areas total 19 acres, representing approximately 25 percent of the project area. Additional open space is comprised of portions of residential yards and landscaped slope. The open space areas provided represent over 25 percent of the net urban hillside management area and in excess of 70 percent of the net non-urban hillside management area.
31. As required by Section 22.56.215.J.1 of the County Code, provisions will be made for landscaping all common or open space areas not to be left in a natural state, all utilities will be placed underground, and exterior elevation drawings indicating building heights and major architectural features shall be submitted to and approved by the Director of the Department of Regional Planning, prior to the issuance of any building permit.
32. Pursuant to Section 22.56.205 of the County Code, the applicant shall provide for the permanent reservation of all commonly owned areas, and no dwelling unit shall be sold, conveyed, or otherwise alienated or encumbered separately from an undivided interest in the commonly owned areas.

33. The project is compatible with surrounding land use patterns. Residential development surrounds the subject property to the north, east, and west with vacant property to the south proposed for a future elementary school.
34. The subject property lies within an urban expansion area and the proposed project is in compliance with the County's Development Monitoring System in that:
 - a. The proposed development is consistent with the infrastructure portion (Urban Services Analysis) of the Development Monitoring System since there is adequate water service, and sewage discharge capacity will not exceed the Sanitation District's future planned capacity. These services were analyzed as part of the environmental analysis and the resultant environmental document. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands. The applicant will also pay the appropriate fees to the District and the Hart Union High School District, the districts serving the project site.
 - b. The proposed development is consistent with the access portion of the Development Monitoring System since there is adequate road service and commercial and employment facilities located in close proximity. The road service was evaluated as part of the environmental analysis and the resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation.
 - c. The proposed development is consistent with the environmental portion of the Development Monitoring System since there are no significant geotechnical, flood hazard, fire, and or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the General Plan. These resources/hazards were evaluated as part of the environmental analysis and the resultant environmental document.
35. The estimated water demand for the project is approximately 53-acre feet per year. The project is within the service area of the Santa Clarita Water Company. The Santa Clarita Water Company has submitted a letter indicating that it has sufficient water supplies and will serve the project.
36. The project is one of a number of development projects pending or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all projects anticipated and accounted for in the County's Development Monitoring System shows sufficient water exists to serve these proposed projects.

37. The project, in summary:
- a. Avoids premature conversion of undeveloped land to urban use because it is proximate to and a natural extension of existing development;
 - b. Promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;
 - c. Directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas, and fire hazard areas;
 - d. Encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;
 - e. Ensures that new development in urban expansion areas will occur in a manner consistent with stated plan policies and will pay for the marginal public costs that it generates;
 - f. Focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities; and
 - g. Provides for higher densities of housing to meet increasing demand in areas which will have relatively lesser environmental consequences.
38. The access to this project is adequate for the needs of future residents and for the deployment of fire fighting and other emergency service equipment in emergency situations.
39. The proposed subdivision and the provisions for its design and improvement are consistent and compatible with the objectives, goals, policies, general land uses, and programs of the General Plan, including the Santa Clarita Valley Area Plan. The project concentrates land use growth adjacent to existing urban development, and the proposed density transfer allows for preservation of hillsides and flexibility in design.
40. This site is suitable physically for the type of development and the density being proposed since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to County-maintained streets, will be served by sanitary sewers, will be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated

domestic and fire protection needs, and will have all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.

41. An Initial Study was prepared for this project and is in compliance with the California Environmental Quality Act (Public Resources Code section 2100, et seq.) ("CEQA"), the State CEQA Guidelines and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on biota, archeology, and visual resources. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions demonstrate that there is no substantial evidence, in light of the whole record before the Board, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project which are necessary in order to ensure the proposed project will not have a significant effect on the environment have been included in the Mitigation Monitoring Program.
42. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 52829. Additionally, the mitigation measures contained in the Mitigated Negative Declaration are incorporated into the conditions of approval for this permit.
43. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval and implementation of the Mitigation Monitoring Program will ensure compatibility with surrounding land uses and consistency with all applicable General Plan and Santa Clarita Valley Area Plan Policies.
44. The Board has reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration together with any oral and written comments received during the public review process and finds on the basis of the whole record before it that there is no substantial evidence the project will have a significant effect on the environment, and finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.

45. The Board finds that the project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
46. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

- A. Granting this conditional use permit with the attached conditions and restrictions will be consistent with applicable provisions of the adopted General Plan and Santa Clarita Valley Area Plan;
- B. With the attached conditions and restrictions, the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the used in the surrounding area;
- D. That the proposed site is, or will be, adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate and by other public or private facilities as are required;
- E. That the proposed project is located and designed so as to protect the safety of current and future community residents and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
- F. That the proposed project is compatible with the natural biotic, cultural, scenic, and open space resources of the area;

- G. That the proposed project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan and Santa Clarita Valley Area Plan;
- H. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents; and
- I. That the approval of the proposed development within a hillside management area with dwelling units exceeding the number permitted by the low-density threshold in non-urban hillsides and the midpoint of the permitted density range in urban hillsides is based on the project's ability to mitigate problems of public safety, design, and/or environmental considerations, as provided in the Zoning Ordinance and the General Plan and Santa Clarita Valley Area Plan;

THEREFORE, THE BOARD OF SUPERVISORS:

- 1. Adopts the Mitigated Negative Declaration and its Mitigation Monitoring Program and certifies that they have been completed in compliance with CEQA and the State and County Guidelines related thereto; and
- 2. Approves Conditional Use Permit No. 99-020-(5) subject to the attached conditions and further subject to final approval by the Board of Supervisors of Zone Change No. 99-020-(5).

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 99-020-(5)

1. This grant authorizes the use of the 75.06 acre subject property for a maximum of 95 single-family residential lots, one park lot, one open space lot with a hiking trail easement, and two landscape lots in compliance with density-controlled development and hillside management design review criteria, as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning ("Department") an affidavit stating that they are aware of and agree to accept all the conditions of this grant, and that the conditions have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 6, 9, and 45. Further, this grant shall not become effective unless and until the Board of Supervisors has approved Zone Change Case No. 99-020-(5) and an ordinance reflecting such change has become effective.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant if they find that these conditions have been violated or that this grant has been exercised in a manner detrimental to the public health or safety or in a manner constituting a nuisance.
6. The subject property shall be developed and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be in violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$1,500. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for ten biennial inspections. The inspections shall be unannounced.

7. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
8. The property owner or permittee shall record the terms and conditions of this grant in the office of the County Recorder no later than concurrently with the recordation of the final map for Vesting Tentative Tract Map No. 52829. In addition, upon any transfer or lease of the subject property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
9. Within 15 days of the approval date of this grant, the permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife, and in order to defray the cost of wildlife protection and management, the applicant is responsible for the payment of fees established by the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$1,275.
10. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitation period. The County shall promptly notify the permittee of any claim, action, or proceeding, and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described in Condition No. 10, above is filed against the County, the permittee shall, within ten days of the filing, pay the Department an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with the Los Angeles County Code ("County Code") Section 2.170.010.

12. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 52829. Unless this grant is used within the time specified, the grant shall expire. In the event that Vesting Tentative Tract Map No. 52829 should expire without the recordation of a final map, this grant shall expire upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. The subject property shall be graded, developed, and maintained in substantial compliance with the approved exhibit map on file marked Revised Exhibit "A." An amended or revised tentative tract map approved for Vesting Tentative Tract Map No. 52829 may, at the discretion of the Director of the Department of Regional Planning ("Director"), constitute a Revised Exhibit "A." All revised plans shall require the written authorization of the property owner.
14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Revised Exhibit "A," or a further revision approved by the Director.
15. The area of individual lots shall substantially conform to the lots depicted on the approved Revised Exhibit "A."
16. This project is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the proposed zones in accordance with Section 22.56.205 of the County Code. The associated tentative tract map, Vesting Tentative Tract Map No. 52829, may record in phases as separate final maps, provided that the average area of all lots shown on each final map in conjunction with all previously recorded final maps complies with the minimum area requirements of the zones where lots are proposed with reduced areas.

17. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 52829.
18. All utilities shall be placed underground.
19. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.
20. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
21. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained.
22. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to the hours between 7:00 a.m. and 6:00 p.m., Monday through Friday. No Saturday, Sunday, or holiday operations are permitted.
23. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director and the Director of the Los Angeles County Department of Public Works.
24. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
25. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
26. No recreational vehicles shall be parked or stored on any street within the development. The permittee shall provide for continuous enforcement of this restriction in the project's Covenants, Conditions, and Restrictions ("CC&R's").
27. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.
28. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County of Los Angeles.
29. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide

pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

30. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage no later than 72 hours after such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
31. The permittee shall utilize water-saving devices and technology in the construction of this project to the extent feasible and consistent with Los Angeles County Building and Plumbing Codes.
32. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
33. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said department.
34. The permittee shall participate in an appropriate financing mechanism to provide funds for fire protection facilities required by new residential developments in an amount proportionate to the demand created by this project.
35. Prior to the issuance of building permits, the permittee shall pay all required school mitigation fees.
36. Prior to the issuance of any grading or building permit, the permittee shall provide evidence, to the satisfaction of the Director, that a payment of \$100,000 has been made to the Saugus Union School District ("District") as a contribution toward the purchase of playground equipment and that it has agreed to undertake necessary grading work on the District's property adjacent to the project site to expedite school construction plans.
37. No grading equipment shall use Franwood Drive or Urbandale Avenue to access the project site. Prior to the issuance of any grading permit for on-site grading, the "B" Street connection to Copperhill Drive must be constructed to provide access to the site for purposes of grading.

38. Prior to the issuance of any building permits, including building permits for model homes or related facilities, the permittee shall submit evidence, to the satisfaction of the Director, that access to the model homes shall be provided only from "B" Street.
39. Prior to the issuance of any grading or building permit, the permittee shall submit to the Director for review and approval three copies of a Revised Exhibit "A" (fully dimensioned, detailed site plan), indicating that the proposed construction and associated grading:
 - a. complies with the conditions of this grant and the standards of the zone; and
 - b. is compatible with hillside resources.

Review of this site plan, within the limits established by geologic and engineering constraints, shall emphasize grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences on site.

If the permittee elects to grade in phases, a site plan which does not show walls, parking, or building setbacks may be submitted prior to rough grading, provided a subsequent site plan is submitted prior to fine grading or the issuance of building permits.

40. All graded slopes (cut and fill) shall be re-vegetated. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a Revised Exhibit "A," shall be submitted to and approved by the Director before issuance of any building permit. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing, and replacement of plants when necessary.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of the Department and the Los Angeles County Forester and Fire Warden. Their review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements.

The landscaping plan must show that at least 50 percent of the area covered by landscaping will contain only locally indigenous species, including not only trees, but shrubs and ground covering as well. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire safety requirements, then the Director may determine

that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 30 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by the Director and the Forester and Fire Warden. Fire retardant plants shall be given first consideration.

Permitted Plantings. Trees, shrubs, and ground covering indigenous to the local region may be used for the required 50 percent landscaping. Fire retardant and locally indigenous plants that may also be used for such required 50 percent landscaping can be found on the attached list (marked Exhibit "B") compiled by the Los Angeles County Forester and Fire Warden. This list may be amended as approved by the Los Angeles County Forester and Fire Warden.

Timing of Planting. Prior to the issuance of building permits for any construction, the permittee shall submit a landscaping phasing plan for the landscaping associated with that construction to be approved by the Director. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs, and ground covering shall be completed within six months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within 18 months following completion of the required planting. The permittee shall supply information for review by the Director of the completed landscaping to confirm completion in accordance with the approved landscaping plan. In the event that some plants have not flourished at the time of review, the Director may require replacement planting as necessary to assure completion in accordance with such plan.

These requirements shall not apply to areas which have been previously landscaped and irrigated during other phases of development.

41. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director.
42. Open space shall comprise not less than 70 percent of the net area of the project. Pursuant to Section 22.56.215 (J) of the County Code, such open space may include the portions of private yards outside the building pads as depicted on the approved Revised Exhibit "A," landscaped areas adjacent to streets and highways, and areas graded for the rounding of slopes to contour appearance.

43. Concurrent with the recordation of the first final map, record a covenant with the County of Los Angeles agreeing to comply with the required environmental mitigation measures contained in the Mitigation Monitoring Program. Prior to recordation, submit a copy of the covenant to the Director for review and approval.
44. The environmental mitigation measures contained in the Mitigation Monitoring Program are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit Mitigation Monitoring Reports to the Director for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of the Revised Exhibit "A" to be approved by the Director;
 - b. Prior to issuance of grading permits;
 - c. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase;
 - d. Prior to occupancy clearances by the Department of Public Works; and
 - e. Additional reports shall be submitted as required by the Director.
45. Within 30 days of the approval of this grant, the permittee shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing the permittee reports and verifying compliance with the Mitigation Monitoring Program. The permittee shall retain the services of a qualified Environmental Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

RAYMOND G. FORTNER, JR.
County Counsel

February 11, 2005

TDD
(213) 633-0901
TELEPHONE
(213) 974-1857
TELECOPIER
(213) 617-7182
Agenda No. 11
05/27/03

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

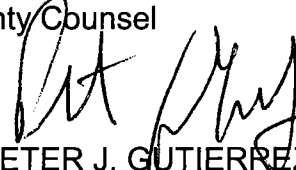
**Re: VESTING TENTATIVE TRACT MAP NUMBER 52829
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:


Your Board previously conducted a hearing regarding the above-referenced permit which proposes to construct a residential development on the subject property consisting of 95 single-family residential lots, an 18.5-acre natural open space lot with a hiking trail easement, a two-acre privately maintained park, and two landscape lots in the Canyon Country community of the Newhall Zoned District. At the conclusion of the hearing, you indicated an intent to approve the permit with revised conditions and instructed us to prepare the appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

RAYMOND G. FORTNER, JR.
County Counsel

By 
PETER J. GUTIERREZ
Senior Deputy County Counsel
Public Works Division

APPROVED AND RELEASED:


RAYMOND G. FORTNER, JR.
County Counsel

PJG:di

Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NUMBER 52829**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly noticed public hearing on this proposed Vesting Tentative Tract Map No. 52829 on May 27, 2003. The Los Angeles County Regional Planning Commission ("Commission") conducted its duly noticed public hearing on this proposal on December 5, 2001, February 20, 2002, April 10, 2002, June 5, 2002, and September 4, 2002. This subdivision case was heard concurrently with Conditional Use Permit No. 99-020-(5) and Zone Change No. 99-020-(5).
2. The applicant is proposing to construct a residential development on the subject property.
3. Vesting Tentative Tract Map No. 52829 is a proposal to subdivide the subject property into 95 single-family residential lots, an approximately two-acre privately maintained park, an 18.5-acre open space lot with a hiking trail easement, and two landscape lots.
4. The subject site is located at the terminus of Urbandale Avenue and Franwood Drive in the community of Canyon Country.
5. The site is 75.06 acres in size, is irregular in shape, and has hilly topography. It is currently undeveloped.
6. The site is zoned A-2-2 (Heavy Agriculture, two acre minimum required area). The zoning was established by Ordinance No. 7094, which became effective on February 5, 1957. Concurrent with this approval, however, the Board considered and indicated its intent to approve Zone Change No. 99-020-(5). Upon final adoption of Zone Change No. 99-020-(5) and after its effective date, the subject property will be zoned A-2-1 on 57.02 acres and R-1-7,000 on 18.04 acres. The proposed subdivision is consistent with the A-2-1 and R-1-7,000 zoning classifications in that the proposed single-family residences and park are permitted in such zones by Sections 22.20.070 and 22.24.120 of the Los Angeles County Code ("County Code") and a density-controlled development is permitted by Sections 22.20.100 and 22.24.150 of the County Code, subject to approval of a conditional use permit.
7. Surrounding zoning is R-1-5,000, R-1-3,000, and C-2-DP to the north. RPD-1-11U zoning is located to the west. Adjacent to the site at the southeast corner is property zoned A-2-2. Property to the south, east, and west of the site is located within the City of Santa Clarita.

8. Properties to the north of the subject property are presently under construction for development of single-family and multi-family residences. Directly west of the site is a 100-foot wide strip of property owned by the City of Los Angeles Department of Water and Power containing power lines and pylons. Property west of that strip is developed with multi-family residences. Property to the east, located within the City of Santa Clarita, is developed with single-family residences. To the south, also within the City of Santa Clarita, is an elementary school and Bouquet Canyon Park.

9. The subject property is depicted within the R (Non-Urban) and 1 (Low-Density Residential) categories of the Countywide General Plan ("General Plan"). The Santa Clarita Valley Area Plan designates the site as follows:

HM	Hillside Management	47.55 acres
N2	Non-Urban 0.5-1 dwelling unit per acre	5.04 acres
U1	Urban 1, 1.1-3.3 dwelling units per acre	6.84 acres
U2	Urban 2, 3.4-6.6 dwelling units per acre	14.74 acres
U3	Urban 3, 6.7-15 dwelling units per acre	.89 acres

10. The subject property contains natural slopes of 25 percent or greater. The slope analysis prepared for the project indicates that 17.82 acres are in the 0-25 percent category, 31.83 acres are in the 25-50 percent category, and 25.41 acres are in the 50 percent and above category. The slope analysis prepared for the project indicates that the maximum permitted residential density for the subject property is 165 units and the low-density threshold is 68 units. The U1-designated portion of the subject property and one of the U2-designated portions are located at the northern boundary of the site. These areas contain steep hillsides and are less appropriate for development than property in the N2 and HM-designated portions of the site. For this reason, the applicant has requested a conditional use permit to authorize the urban density permitted by these categories to be transferred to other non-urban portions of the site in accordance with the provisions of the General Plan which permits urban to non-urban transfer when justified by topographic and geologic factors. Twenty units are proposed to be transferred from the urban area to the non-urban area from those portions of the site designated U1 and U2 to those designated N2 and HM. The transfer of 20 units is acceptable given the overall number of units and the topographic conditions.

After the density transfer, the project will consist of 52 dwelling units on 52.59 acres of the site designated as non-urban (N2 and HM) and 43 dwelling units on 22.44 acres of the site designated U2 and U3. The density of the proposed project is consistent with the land use classifications of the Santa Clarita Valley Area Plan.

11. Approval of Vesting Tentative Tract Map No. 52829 will not become effective unless and until the Board has adopted an ordinance effecting a change of zone to A-2-1 and R-1-7,000, and the ordinance has become effective.
12. Conditional Use Permit No. 99-020-(5) is a related request to authorize the proposed development in compliance with density-controlled residential development standards and hillside management design review criteria. A density-controlled development allows lot sizes to be averaged to conform to the minimum lot area requirements of the proposed zones and allows clustering of the units into the least environmentally sensitive areas of the site using smaller lots than are customarily permitted in the zone in which the development is proposed, while retaining the remaining portion of the property in permanent open space. A conditional use permit for development in a hillside management area protects the resources in hillside areas from incompatible development, which may result in or have the potential for environmental degradation and/or destruction of life and property, and ensures to the extent possible that development maintains and, where possible, enhances the natural topography, resources, and amenities of the hillside management area while allowing for limited controlled development therein.
13. At its public hearing, the Commission heard staff's presentation, the applicant's presentation, and responses and testimony from neighbors opposed to the project. Project opponents cited concerns about traffic impacts, incompatibility with the surrounding community and with the provisions of the draft One Valley, One Vision plan, potential impacts from project lighting and grading, and the overdevelopment of the Santa Clarita Valley. In addition, the City of Santa Clarita expressed concerns regarding density, grading, and recreational opportunities. The Commission also heard testimony from a representative of the Saugus Union School District ("District") in support of the project.
14. Several letters from surrounding neighbors were received in opposition to the project, as was a petition containing approximately 100 signatures citing concerns about overdevelopment of the Santa Clarita Valley, traffic impacts on Urbandale Avenue and Rosedell Elementary School, and alleged excessive density. The City of Santa Clarita also submitted a comment letter in opposition to the project. The District submitted a letter in support of the project.
15. In response to the Commission's discussion of the proposed One Valley, One Vision plan, the applicant conducted a public information meeting to gather community input concerning the project.
16. At the public hearing before the Board, three persons testified in opposition to the project citing concerns regarding traffic impacts on Rosedell Elementary School, use of Urbandale Avenue as a through street, impacts from lights at the proposed two-acre park, water availability, and impacts to the sewer main.

17. Access to the site is presently provided by Urbandale Avenue and Franwood Drive. Future access to the development will be provided from Franwood Drive and "B" Street to Copperhill Drive. No future access will be provided from Urbandale Avenue. The elimination of the future extension of Urbandale Avenue was in response to concerns expressed in oral and written testimony and the Commission's direction. A traffic analysis showing that the elimination of the extension would not negatively impact traffic circulation was reviewed by the Department of Public Works and the Forester and Fire Warden who did not object to elimination of the additional access.
18. The applicant indicated that a \$100,000 contribution toward the purchase of playground equipment would be made to the District. The applicant has entered into an agreement with the District, which owns the adjacent property located to the south, to provide street access to the District property. The agreement also permits off-site grading by the subdivider on the District's property.
19. The applicant redesigned the project during the public hearing process to add an approximately two-acre privately maintained park on-site, provide a hiking easement through the open space lot, and utilize grading more compatible with the existing landform to respond to the concerns expressed by the City of Santa Clarita. The park will be developed by the project applicant and maintained by the future homeowner's association.
20. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the north, east, and west with vacant property to the south proposed for a future elementary school.
21. The subject property lies within an urban expansion area and the proposed subdivision is in compliance with the County's Development Monitoring System in that:
 - a. The proposed development is consistent with the infrastructure portion (Urban Services Analysis) of the Development Monitoring System since there is adequate water service, and sewage discharge capacity will not exceed the Sanitation District's future planned capacity. These services were analyzed as part of the environmental analysis and the resultant environmental document. Appropriate fees will be paid for capital library costs to insure sufficient increased capacity to serve the project's demands. The applicant will also pay the appropriate fees to the District and the Hart Union High School District, the districts serving the project site.
 - b. The proposed development is consistent with the access portion of the Development Monitoring System since there is adequate road service and commercial and employment facilities located in close proximity. The road service was evaluated as part of the environmental analysis and the

resultant environmental document. The proximity to commercial and employment facilities was evaluated as part of the field investigation and/or general plan evaluation.

- c. The proposed development is consistent with the environmental portion of the Development Monitoring System since there are no significant geotechnical, flood hazard, fire, and or natural resource impacts, and the project does not affect publicly held or privately dedicated open space, as shown in the General Plan. These resources/hazards were evaluated as part of the environmental analysis and the resultant environmental document.
22. The estimated water demand for the project is approximately 53-acre feet per year. The project is within the service area of the Santa Clarita Water Company. The Santa Clarita Water Company has submitted a letter indicating that it has sufficient water supplies and will serve the project.
23. The project is one of a number of development projects pending or approved in the Santa Clarita Valley. An analysis of the cumulative effects of all projects anticipated and accounted for in the County's Development Monitoring System shows sufficient water exists to serve these proposed projects.
24. The proposed development, in summary:
- a. Avoids the premature conversion of undeveloped land to urban use because it is proximate to and a natural extension of existing development;
 - b. Promotes a distribution of population consistent with service system capacity, resource availability, environmental limitations, and accessibility;
 - c. Directs urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas, and fire hazard areas;
 - d. Encourages the efficient use of land through a more concentrated pattern of urban development, including the focusing of new urban growth into areas of suitable land;
 - e. Ensures that new development in urban expansion areas will occur in a manner consistent with stated plan policies and will pay for the marginal public costs that it generates;
 - f. Focuses intensive urban uses in an inter-dependent system of activity centers located to effectively provide services throughout the urban area, including adequate transportation facilities; and

- g. Provides for a higher density of housing to meet increasing demand in an area which will have relatively lesser environmental consequences.
- 25. The access to this project is adequate for the needs of future residents and for the deployment of fire fighting and other emergency service equipment in emergency situations.
- 26. The proposed subdivision and the provisions for its design and improvement are consistent and compatible with the objectives, goals, policies, general land uses, and programs of the General Plan, including the Santa Clarita Valley Area Plan. The project concentrates land use growth adjacent to existing urban development, and the proposed density transfer allows for preservation of hillsides and flexibility in design.
- 27. This site is suitable physically for the type of development and the density being proposed since the property has adequate building sites to be developed in accordance with the County grading ordinance, has access to County-maintained streets, will be served by sanitary sewers, will be provided with water supplies and distribution facilities with sufficient capacity to meet anticipated domestic and fire protection needs, and will have all flood hazards and geologic hazards mitigated in accordance with the requirements of the Department of Public Works.
- 28. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such rights-of-way and easements.
- 29. The design of the subdivision and the type of improvements will not cause serious public health problems since sewage disposal, storm water drainage, fire protection, and geologic and soil factors are addressed in the conditions of approval.
- 30. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a significant ecological area and does not contain any stream courses or high value riparian habitat.
- 31. The design of the subdivision provides to the extent feasible for future passive or natural heating or cooling opportunities therein since the lots are of sufficient size so as to permit orientation of structures in an east-west alignment for southern exposure or to take advantage of shade or prevailing breezes.

32. The design of the subdivision and the type of improvements will not conflict with public easements for access through or use of property within the proposed subdivision since the design and development as set forth in the conditions of approval and shown on the tentative map provide adequate protection for any such easements.
33. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
34. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
35. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the General Plan and the Santa Clarita Valley Area Plan.
36. This tract map has been submitted as a "Vesting" Tentative Tract Map, and as such, it is subject to the provisions of Section 21.38.010 through 21.38.080 of the County Code.
37. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects from the project on biota, archeology, and visual resources. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions demonstrate that there is no substantial evidence, in light of the whole record before the Board, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project which are necessary in order to ensure the proposed project will not have a significant effect on the environment have been included in the Mitigation Monitoring Program.
38. The Board has reviewed and considered the information contained in the Initial Study and Mitigated Negative Declaration together with any oral and written comments received during the public review process and finds on the basis of the whole record before it that there is no substantial evidence the

project will have a significant effect on the environment, and finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board.

39. The Board finds that the project is not *de minimus* in its effect on fish and wildlife resources. Therefore, the project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
40. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Los Angeles County Department of Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Adopts the Mitigated Negative Declaration and its Mitigation Monitoring Program and certifies that they have been completed in compliance with CEQA and the State and County Guidelines related thereto; and
- 2 Approves Vesting Tentative Tract Map No. 52829 subject to the attached conditions and further subject to final approval by the Board of Supervisors of Zone Change No. 99-020-(5).

**CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 52829**

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code ("County Code") including Sections 22.20.105 and 22.52.1180 and Conditional Use Permit No. 99-020-(5).
2. Except as otherwise specified in Condition No. 3 and by Conditional Use Permit No. 99-020-(5), conform to the applicable lot area requirements of the R-1-7,000 and A-2-1 zones.
3. In accordance with Conditional Use Permit No. 99-020-(5), this land division is approved as a density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the R-1-7,000 and A-2-1 zones. If multiple final maps are recorded, the average area of all lots shown on each final map and all previously recorded final maps shall comply with the minimum lot area requirements of the applicable R-1-7,000 and A-2-1 zones.
4. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning of the property from A-2-2 to R-1-7,000 and A-2-1 as recommended under Zone Change No. 99-020-(5).
5. Permission is granted to adjust lot lines to the satisfaction of the Department of Regional Planning ("Department").
6. Provide at least 40 feet of street frontage at the property line and approximately radial lot lines for each lot fronting on the knuckles and cul-de-sacs and at least 50 feet of street frontage on all other lots, except flag lots.
7. Flag lots shall have fee access strips of at least ten feet in width where contiguous to other strips and 15 feet where not contiguous to other strips. In cases where there are hillside slopes or footings for walls or planters adjacent to the access strips, the width of the access strips shall be sufficient to accommodate the full width of the required driveway paving.
8. Provide reciprocal easements over the multiple access strips for the benefit of the lots served. Submit to the Department for approval both a notarized letter agreeing to record the easement documents when the lots are sold and a copy of the easement document.

9. Label all common driveways as "Private Driveway - Fire Lane" on the final map.
10. Construct or bond with the Department of Public Works for the construction of driveway paving on the flag lots, from the street to the building pads, to the satisfaction of the Department and the Department of Public Works as follows:
 - a minimum of 15 feet in width where serving one residence or 20 feet in width where the driveway is 150 feet or more in length;
 - a minimum of 20 feet in width where serving two residences; and
 - a minimum of 24 feet in width where serving three residences.
11. Post all common driveways with signs stating "No Parking - Fire Lane" and provide for continuous posting and enforcement of this restriction in the project's covenants, conditions and restrictions ("CC&R's") or in a maintenance agreement. Submit a copy of the CC&R's or maintenance agreement to the Department for review and approval.
12. Provide for the ownership and maintenance of the common driveways through a recorded maintenance agreement binding on the owners of the lots served. Prior to recording the agreement, submit a copy of the proposed agreement to the Department for review and approval.
13. Show "A" through "G" Streets as private and future streets on the final map.
14. Provide for the ownership and maintenance of the private and future streets by a Homeowner's Association in the CC&R's or a maintenance district.
15. Grant to all persons holding title to lands within the County of Los Angeles ("County") and their heirs, successors, and assigns, as their interests may now or hereafter appear of record, a non-exclusive easement for ingress and egress, and for road and utility purposes over the private and future streets in this subdivision to the satisfaction of the Department and the Department of Public Works.
16. Permission is granted to use the alternate cross section to the satisfaction of the Department and Department of Public Works.
17. Dedicate construction rights over the open space lot (Lot 98), landscape lots (Lots 1 and 95), and the park lot (Lot 99) to the County of Los Angeles on the final map to the satisfaction of the Department.
18. Provide at least 15 feet of street frontage or access easement for the open space lot on the final map.

19. Provide for the ownership and maintenance of the park lot (Lot 99) through the Homeowner's Association or a landscape maintenance district to the satisfaction of the Department.
20. Provide for the ownership and maintenance of the open space lot (Lot 98) and landscape lots (Lots 1 and 95) through the Homeowner's Association or a landscape maintenance district to the satisfaction of the Department.
21. Dedicate the hiking trail to the Homeowner's Association or other appropriate entity to the satisfaction of the Department.
22. Permission is granted to create additional open space lots to the satisfaction of the Department.
23. Dedicate to the County on the final map the right to prohibit the construction of more than one residence and accessory structures on lots having twice the required area.
24. Provide slope planting and an irrigation system in accordance with the Grading Ordinance. Include conditions in a covenant which would require continued maintenance of the plantings for lots having planted slopes. Submit a copy of the document to be recorded to the Department for approval.
25. In accordance with Section 21.32.195 of the County Code, the subdivider or his successor shall plant or cause to be planted one tree within the front yard of each residential lot. The location and the species of the trees may be incorporated into the landscape plan to be approved by the Department and the County Forester and Fire Warden. Prior to final map approval, a bond shall be posted with the Department of Public Works, or other verification shall be submitted to the satisfaction of the Department to insure the planting of the required trees.
26. A final tract map is required for this land division. A waiver is not allowed.
27. Permission is granted to file a parcel map over the property as the first unit final map, provided all lots contain minimum lot areas of 20 acres and all applicable conditions are met to the satisfaction of the Department of Public Works and Department.
28. Permission is granted to record multiple final maps. The boundaries of the final unit maps shall be to the satisfaction of the Department of Public Works and the Department. Each final unit map to record shall comply on its own, or in combination with previously recorded maps, with the open space and lot area requirements of the General Plan, the Zoning Ordinance, and Conditional Use Permit No. 99-020-(5). Prior to approval of each final unit map submit the following:

- a. A phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final maps, and the expected boundaries and phasing of all future final maps; and
 - b. A summary sheet indicating the number and type of all lots shown on the current and previous final maps.
29. Within 15 days of the tentative map approval date, the subdivider shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and in order to defray the cost of wildlife protection and management, the applicant is responsible for the payment of fees established by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code. No land use project subject to this requirement is final, vested, or operative until the fee is paid. The current fee amount is \$1,275.
30. Within 30 days of the tentative map approval date, the subdivider shall deposit the sum of \$3,000 with the Department to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Program.
31. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a library facilities mitigation fee to the Los Angeles County Librarian prior to issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department. The current fee amount is \$640 per dwelling unit (\$640 x 95 dwelling units = \$60,800). The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.
32. The mitigation measures set forth in the Mitigation Monitoring Program for the project are incorporated by this reference and made conditions of the tentative map. Record a covenant and agreement and submit a copy to the Department for review and approval, agreeing to the mitigation measures imposed by the Mitigation Monitoring Program for this project. To ensure the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Department as frequently as the department may require. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
33. The subdivider shall record the terms and conditions of Conditional Use Permit No. 99-020-(5) in the Office of the County Recorder no later than recordation of the first final map.

34. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code section 66499.37, or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall cooperate fully in the defense.
35. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the Department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.
 - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.
36. The cost for collection and duplication of records and other related documents will be paid by subdivider in accordance with Section 2.170.010 of the County Code.
37. Except as expressly modified hereinabove, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 52829 (Rev.)

Page 1/2

TENTATIVE MAP DATED 10-16-2002

The following reports consisting of 19 pages are the recommendations of the Department of Public Works.

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Underground of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.
6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SUBDIVISION
TRACT NO. 52829 (Rev.)

Page 2/2

TENTATIVE MAP DATED 10-16-2002

7. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
8. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
9. If the subdivider intends to file multiple final maps, he must so inform the Advisory Agency at the time the tentative map is filed. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.
10. The first unit of this subdivision shall be filed as Tract No. 52829-01, the second unit, Tract No. 52829-02, and the last unit, Tract No. 52829.
11. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
12. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of the Department of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
13. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
14. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
15. Show open space lots on the final map and dedicate residential construction rights over the open space lots.

HW/for
Name Barry S. Witler
msw

Phone (626) 458-4915

Date 11-18-2002



COUNTY LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 52829 (Rev 4)

REVISED TENTATIVE MAP DATED 10/16/2002

Page 1 of 2

DRAINAGE CONDITIONS

- ☒ Portions of the existing property lying in and adjacent to the natural drainage courses are subject to flood hazard
- ☒ Portions of the existing property are subject to sheet overflow, ponding, and high velocity scouring action.
- ☒ Comply with the following requirements to the satisfaction of Director of Public Works prior to the filing of the final map:
 - ☒ Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map.
 - ☒ Show the City of Los Angeles right of way for the Department of Water and Power on the final map. A permit will be required for any construction affecting the right of way or facilities.
- ☒ Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
- ☒ A deposit is required to review documents and plans for final map clearance with Section 21.36.010 of the Subdivision Ordinance.
- ☒ Comply with the requirements of the Drainage Concept/Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on October 12, 2000 to the satisfaction of the Department of Public Works. SUSMP devices proposed in the drainage concept are not necessarily approved. Current SUSMP requirements may require the storm drain system to be non-debris carrying. If necessary, the subdivider shall redesign the storm drain system to accommodate appropriate SUSMP devices and to provide appropriate drainage facilities to debulk the system, to the satisfaction of the Department of Public Works.
- ☒ A hydrology study for design of drainage facilities/delineation of flood hazard is required. Hydrology study shall be approved prior to submittal of improvement plans.
- ☒ Notify the State Department of Fish and Game prior to commencement of work within any natural drainage courses.
- ☒ Contact the Corps of Engineers to determine if a 404 Permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. Conditions of this permit must be compatible with Department of Public Works maintenance criteria.
- ☒ Comments/Additional requirements: Drainage release letter/Covenants will be required from all property owners affected by changes in drainage patterns prior to approval of the improvement plans.

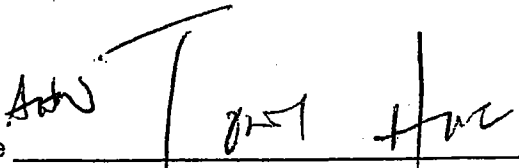
=====

GRADING CONDITIONS

- ☒ A grading plan and soils report must be submitted and approved prior to approval of the final map.
- ☒ The tentative map shows that proposed slopes will cross lot/parcel lines. For approval of grading plans, these slopes or lot/parcel lines shall be adjusted so that lot/parcel lines are located at the top of the slopes, along the outside edge of the drainage terraces, or at similar locations acceptance for establishment of slope maintenance responsibilities.

GRADING CONDITIONS CON'T

- ☒ A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.
- ☒ Delineate all line of sight easements on the grading and landscape plans.
- ☒ Offsite grading/drainage covenant will be required prior to approval of grading plans.

Name  Date 11/14/02 Phone (626) 458-4921
Tony Hui

TENTATIVE CONDITIONS - COUNTY

D:\myfiles\Tony\Tony Hui\TENTATIVE TRACT MAPS\T. Tract 52829.ltr.wpd02/04/2002

County of Los Angeles Department of Public Works
GEOLOGICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
 900 S. Fremont Ave., Alhambra, CA 91803
 TEL. (626) 458-4925

DISTRIBUTION
 1 Geologist
 1 Soils Engineer
 1 LDMA/Proc. Center
 1 Section File
 1 Subdivision

VIEWER CALLING HOURS
 8 a.m. & 3-4 p.m. Mon.-Thurs.


TENTATIVE TRACT/MINOR LAND SUBDIVISION 52829 **TENTATIVE MAP DATED** 10/28/02 Revision
JB DIVIDER Dentec Holdings, Inc. **LOCATION** Bouquet Canyon
ENGINEER Dentec Holdings, Inc. **REPORT DATE** 1/29/01, 11/30/00, 8/11/00
GEOLOGIST AND SOILS ENGINEER Southwest Geotechnical, Inc.

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- ☒ The final map must be approved by the Geology and Soils Sections to assure that all geotechnical (geology and soils) factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the Geology and Soils Sections. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading and completion of soils work, corrective grading bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated, or delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____, refer to the Soils Report(s) by _____, dated _____".
- ☒ The Soils Engineering review dated 11/18/02 is attached.

TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ A geology and/or soils engineering report may be required prior to approval of building or grading plans.
- ☒ Geotechnical Recordation Map verification deposit estimate 6 hours.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____

Prepared by  Reviewed by _____ Date 11/18/02
 Charles Nestle

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave.
Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913
Calling hours - Monday through Thursday 8-9 a.m. & 3-4 p.m.

District Office 8.0

Sheet 1 of 1

Tentative Tract Map 52829

Location Bouquet Canyon
Developer/Owner Dentec Holdings, Inc.
Engineer/Architect Dentec Holdings, Inc.
Soils Engineer Southwest Geotechnical (9903131)
Geologist Same as above

DISTRIBUTION:

☐ Drainage
☐ Grading
☐ Geo/Soils Central File
☐ District Engineer
☐ Geologist
☐ Soils Engineer
☐ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated By Regional Planning 10/28/02

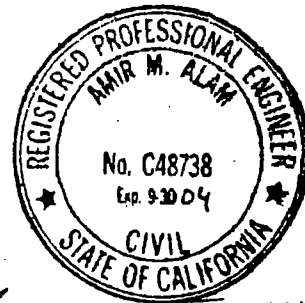
Previous review sheet dated 8/13/02

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

Submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.



Prepared by Yoshiya Morisaku Reviewed by Amir M. Alam Date 11/18/02

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders
Yosh:52829d.wpd

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.
2. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent. If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.
3. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10%.
4. The minimum centerline radius on a local street with an intersection street on the concave side should comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances per the current AASHTO.
5. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from a 60-foot to a 58-foot right of way.
6. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
7. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10%.
8. Provide adequate landing area at a maximum three (3) percent grade on all tee intersections to the satisfaction of Public Works.
9. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six (6) percent.

10. Design the intersection of "B" Street with Copper Hill Drive to provide a 60 mph sight distance from "B" Street. Additional right of way or airspace easement dedication and/or grading may be required.
11. Provide intersection sight distance commensurate with a design speed of 30 mph (310 feet) on "A" Street from "C" Street (southerly direction) and on "B" Street from "A" Street (easterly direction) and from "F" Street (westerly direction). Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.
12. Provide standard property line return radii of 13 feet at all street intersections to the satisfaction of Public Works.
13. Dedicate right of way 32 feet from centerline on "B" Street between the easterly and westerly tract boundaries and "G" Street.
14. Dedicate right of way 30 feet from centerline on "A" Street between "B" Street and "C" Street.
15. Dedicate right of way 29 feet from centerline on all remaining cul-de-sac streets.
16. Design "A" Street in the vicinity of the southerly tract boundary to provide a standard cul-de-sac bulb in the vicinity of lot 3 to the satisfaction of Public Works.
17. Dedicate 60 feet of right of way and construct full street improvements including street lights and street trees for a standard cul-de-sac bulb for the termination of the existing Urbandale Avenue in the vicinity of lots 2 and 94 to the satisfaction of Public Works.
18. Off-site street improvements are required, it shall be the sole responsibility of the developer to acquire the necessary right of way and/or easement.
19. Provide 64 feet of offsite right of way or easement and construct full street improvements including street lights and street trees on "B" Street between Copper Hill Drive and the westerly property line to the satisfaction of Public Works. The offsite alignment of "B" Street should be adjusted to the extent possible to promote maximum intersection spacing (not less than 350 feet from other cross streets) on Copper Hill Drive while meeting minimum horizontal and vertical alignment standards. If the intersection of "B" Street at Copper Hill Drive cannot be adjusted, the subdivider shall comply with signalization requirements as determined by Public Works.

20. Remove the existing temporary turnarounds on Franwood Drive and Urbandale Avenue to the satisfaction of Public Works.
21. Construct curb, gutter, base, pavement and sidewalk on all streets. We have no objections to alternate cross section on all local streets.
22. Construct transition improvements on "B" Street in the vicinity of the easterly tract boundary to match the existing street section of Franwood Drive to the satisfaction of Public Works.
23. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way.
24. Construct drainage improvements and offer easements needed for street drainage or slopes.
25. Plant street trees on all streets.
26. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring on all streets and highways to the satisfaction of Public Works.
 - b. Obtain Street Lighting Section's approval of the street light layout prior to project recordation.
 - c. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - d. For acceptance of street light transfer billing, all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans and energized for at least one year as of July 1st of the current year.
 - e. Note that the annexation and assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation.
- 27. Provide and install street name signs prior to occupancy of buildings.
 - 28. Install postal delivery receptacles in groups to serve two or more residential units.
 - 29. Prior to final map approval, the subdivider shall enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench.
 - 30. Underground all existing and new utility lines to the satisfaction of Public Works. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
 - 31. Comply with the traffic mitigation measures identified by our Traffic and Lighting Division in the attached May 30, 2000 and September 10, 2002 letters to the satisfaction of Public Works. If the mitigation measures include the installation of signals and these signals are subsequently incorporated as district improvements into the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works.

DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT MAP NO. 52829 (Rev.)

Page 5/5

TENTATIVE MAP DATED 10-16-2002

32. Prior to final map approval, pay the fees established by the Board of Supervisors for the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation. The current applicable fee is \$14,200.00 per factored unit and is subject to change.
33. A deposit is required to review documents and plans for final map clearance.

HW/for
Name Barry S. Witley
msw

Phone (626) 458-4915

Date 11-18-2002

September 10, 2002

TO: Tom Hoagland
Land Development Division

Attention Randine M. Ruiz

FROM: John T. Walker
Traffic and Lighting Division

**TENTATIVE TRACT NO. 52829
NEIGHBORHOOD TRAFFIC ANALYSIS (JULY 18, 2002)
SANTA CLARITA AREA**

As requested, we have reviewed the above-mentioned document. The project site is located between Bouquet Canyon Park and Copper Hill Drive east of Haskell Canyon Road in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of the development of 97 single-family dwelling units. The proposed project is estimated to generate approximately 928 daily vehicle trips, with 73 and 98 vehicle trips during the a.m. and p.m. peak hours, respectively.

The main access to the proposed project site is via a new street connection, "B" Street, Tentative Tract No. 52829, to Copper Hill Drive about 1,150 feet east of Haskell Canyon Road. Two secondary accesses were previously proposed via two internal roadway connections. Urbandale Avenue would link the proposed project to existing single-family residential Tract No. 29474 to the south and Franwood Drive would link the proposed project to existing single-family residential Tract No. 32264 to the east. The study analyzed the future neighborhood traffic flow with and without the above-mentioned Urbandale Avenue connection.

We agree with the study and our comments dated May 30, 2000 (copy attached) are still valid and applicable to this project with the exception of the pro-rata shares of cost to install traffic signals with only one secondary internal roadway connection to Franwood Drive.

The developer shall enter into a secured agreement with Public Works to pay for the revised pro-rata shares of cost to install traffic signals at the intersections shown on the attached table. Traffic signals shall be installed only when actual traffic conditions warrant the traffic signal.

If you have any questions, please contact Suen Fei Lau of our Traffic Studies Section at Extension 4820.

SFL:sy
T-4/P:\TLPUB\WPFILES\FILES\STU\FEI\NR02195.wpd

Attach.

cc: T. M. Alexander

TABLE 1
TRAFFIC SIGNAL SHARES
TENTATIVE TRACT MAP NO. 52829

	Intersection	Project Percent Share	Total Signal Cost	Project Cost ¹
1	Haskell Canyon Road/ Copper Hill Drive	8.7	\$179,000	\$15,570
2	Old Spanish Trail ("A" Street -TT47657) and "B" Street - TT 52829/Copper Hill Drive	38.1	\$128,000	\$48,770 ²
TOTAL COST				\$64,340

¹ Rounded to the nearest ten dollars.

² The fee will be refunded in the event that the intersection is realigned to a new location that will preclude the need for a traffic signal.

May 30, 2000

Mr. Daniel Singh
Dentec Holdings, Inc.
1843 Business Center Drive
Duarte, CA 91010-2902

Dear Mr. Singh:

**TRAFFIC IMPACT STUDY (FEBRUARY 5, 2000)
TENTATIVE TRACT 52829
SANTA CLARITA AREA**

As requested, we have reviewed the Traffic Impact Study prepared for the project generally located between Bouquet Canyon Park and Copper Hill Drive east of Haskell Canyon Road in unincorporated Los Angeles County.

The project consists of the development of 97 single-family dwelling units with primary access provided via a new street connection to Copper Hill Drive about 1,150 feet east of Haskell Canyon Road. The project, at its build out Year 2003, is estimated to generate approximately 928 additional vehicle trips per day and 73 and 98 vehicle trips during the a.m. and p.m. peak hours, respectively.

We agree with the study that the project alone will not have any significant impact on County roadways in the area. The cumulative traffic generated by the project and other related projects, however, will significantly impact the following County and County/City of Santa Clarita intersections. The project should pay its fair share for the following mitigation improvements:

Haskell Canyon Road/Copper Hill Drive

North Approach: One left-turn lane, one through lane, and one shared through/right-turn lane (convert shared through/left-turn lane to exclusive left-turn lane, add one through lane, and convert exclusive right-turn lane to shared through/right-turn lane).

file copy

Mr. Daniel Singh
May 30, 2000
Page 2

East Approach: One left-turn lane, one through lane, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

South Approach: Dual left-turn lanes and one shared through/right-turn lane (convert through lane to second exclusive left-turn lane and convert exclusive right-turn lane to shared through/right-turn lane).

It should be noted this lane configuration is different from what Tentative Tract 47657 is proposing for the same approach at this intersection. Tentative Tract 47657 proposed one left-turn lane, one through lane, and a shared through/right-turn lane. However, since the traffic counts taken for this project are more recent, we agree with the revised lane configuration proposed in the traffic report for this project.

West Approach: One left-turn lane, one through lane, and one shared through/right-turn lane (convert exclusive right-turn lane to shared through/right-turn lane).

Agajanian Drive/Copper Hill Drive

East Approach: One left-turn lane and two through lanes (convert shared through/left-turn lane to exclusive left-turn lane and add two through lanes).

West Approach: One through lane and one shared through/right-turn lane (add one through lane).

We recommend the developer enter into a secured agreement with Public Works to pay for the pro-rata shares of cost to install traffic signals at the intersections shown on the enclosed table. Traffic signals should be installed only when actual traffic conditions warrant the traffic signal.

The project should pay its fair share of the Bouquet Canyon Bridge and Major Thoroughfare Construction Fee District.

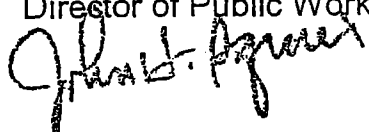
Mr. Daniel Singh
May 30, 2000
Page 3

We recommend the City of Santa Clarita review this project for impacts/mitigations within its jurisdiction.

If you have any questions, please contact Mr. Suen Fei Lau of our Traffic Studies Section at (626) 458-5909.

Very truly yours,

HARRY W. STONE
Director of Public Works



JOHN H. SQUIER
Assistant Deputy Director
Traffic and Lighting Division

VC:vm
TS52829

Enc.

bc: Brian T. Sasaki
Land Development (Wong)
Planning (Wilter)

5/31/00

TRAFFIC SIGNAL SHARES
TENTATIVE TRACT MAP 52829

No.	Intersection	Project Percent Share	Total Signal Cost	Project Traffic Signal Cost ¹
1	Haskell Canyon Road/ Copper Hill Drive	7.0	\$162,000	\$11,340
2	Old Spanish Trail (TT 47657 "A" Street) and TT 52829 "B" Street/Copper Hill Drive	32.6	\$116,000	\$37,820
TOTAL COST				\$49,160

¹ Rounded to the nearest ten dollars.

² The fee will be refunded in the event that the intersection is realigned to a new location that will preclude the need for a traffic signal.

VC:vm
T-2/TS52829
5/30/00

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

1. The subdivider shall install and dedicate main line sewers and serve each lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
2. The subdivider shall submit an area study to Public Works to determine if capacity is available in the sewerage system to be used as the outlet for the sewers in this land division. If the system is found to have insufficient capacity, upgrade of the existing system is required to the satisfaction of Public Works.
3. The subdivider shall send a print of the land division map to the County Sanitation District, with a request for annexation. The request for annexation must be approved prior to final map approval.
4. Sewer reimbursement charges as determined by the Director of Public Works shall be paid to the County of Los Angeles before the filing of this land division map.
5. Off-site improvements are required.
6. Easements are required, subject to review by Public Works to determine the final locations and requirements.
7. City of Santa Clarita discharge approval is required.
8. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HW/for
Name Barry S. Witler
msw

Phone (626) 458-4915

Date 11-18-2002

The subdivision shall conform to the design standards and policies of the Department of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division and that water service will be provided to each lot.
3. Off-site improvements are tentatively required.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructure constructed for this land division to the satisfaction of Public Works.
5. A deposit is required to review documents and plans for final map clearance in accordance with Section 21.36.010(c) of the Subdivision Ordinance.

HW/for
Name Barry S. Witler
msw

Phone (626) 458-4915

Date 11-18-2002

RP



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. 52829 Tentative Map Date October 16, 2002

Revised Report yes

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 8 public fire hydrant(s). Upgrade / Verify existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☒ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☐ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments:

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Masi Date November 21, 2002



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: 52829 Map Date October 16, 2002

C.U.P. 99-020 Vicinity Newhall North

☒ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.

- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: We Recommend approval of the proposed tentative map as submitted with the following conditions:
No gates are allowed for the development.
All single and two adjoining flag lots shall provide for 20' of paved vehicular access, said paving shall be installed prior to construction.
Flag lots 96 & 97 shall provide a fire department turnaround, indicated compliance on the final map.

By Inspector: Janna Masi Date November 21, 2002



**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION REPORT

Tentative Map # **52829** DRP Map Date: 10/16/2002 SCM Date: 11/18/2002 Report Date: 11/14/2002
 Park Planning Area # **35B** **CASTAIC / VALVERDE** Map Type: REV. (REV RECD)

Total Units **95** = Proposed Units **95** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	0.90
IN-LIEU FEES:	\$109,800

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$109,800 in-lieu fees.

Trails:

No trails.

Post-It* Fax Note	7671	Date	11-18-02	# of pages	2
To	ELLEN F.	From	PAT SOBREPEÑA		
Co./Dept.	REG. PLANNING	Co.	PARKS & REC.		
Phone #	(213) 974-6433	Phone #	(213) 738-2972		
Fax #	(213) 626-0434	Fax #	(213) 487-0380		

Contact Patrocenia T. Sobrepeña, Acting Park Planner, Department of Parks and Recreation, 433 South Vermont Avenue, Los Angeles, California, 90020 at (213) 738-2972 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Tonda Lay, Trail Coordinator at (213) 738-2118.

By: James Barber
 James Barber, Advanced Planning Section Head



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 52829

DRP Map Date: 10/16/2002

SMC Date: 11/18/2002

Report Date: 11/18/2002

Park Planning Area # 35B

CASTAIC / VALVERDE

Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

(P)eople x (0.003) Goal x (U)nits = (X) acres obligation

(X) acres obligation x AFMV/Acre = In-Lieu Base Fee

Where: P =

Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 1990 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal =

The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U =

Total approved number of Dwelling Units.

X =

Local park space obligation expressed in terms of acres.

AFMV/Acre = Average Fair Market Value per Acre by Park Planning Area.

Total Units **95** = Proposed Units **95** + Exempt Units **0**

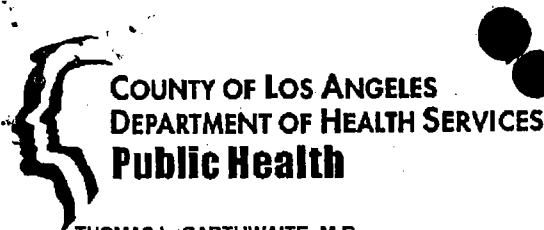
Dwelling Unit Type	People per Unit (P)	Goal (G)	Units (U)	Acres Obligation (X)
Detached S.F. Units	3.17	0.0030	95	0.90
M.F. < 5 Units	2.73	0.0030	0	0.00
M.F. >= 5 Units	2.38	0.0030	0	0.00
Mobile Units	2.55	0.0030	0	0.00
Exempt Units			0	
Total Acres Obligation =				0.90

Park Planning Area = 35B CASTAIC / VALVERDE

Acres Obligation	AFMV/Acre	In-Lieu Base Fee
@(0.0030)	0.90	\$122,000
		\$109,800

None	Provided Acres	Goal (G)	Acres Credit
Total Provided Acres Credit:			0.00

Acres Obligation	Provided Acres	Net Obligation	AFMV/Acre	In-Lieu Base Fee
0.90	0.00	0.00	0.90	\$122,000
				\$109,800



THOMAS L. GARTHWAITE, M.D.
DIRECTOR and CHIEF MEDICAL OFFICER

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626)430-5380 • FAX (626)813-3016
www.lapublichealth.org/eh/progs/envirp.htm

BOARD OF SUPERVISORS
Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

November 12, 2002

Tract No: 52829

Vicinity: Santa Clarita/Bouquet Canyon

Vesting Tentative Map (4th Revision) Date: October 16, 2002

The Los Angeles County Department of Health Services has no objection to the approval of **Vesting Tentative Tract Map 52829**, with the understanding that potable water needs will be supplied by a public water system, Santa Clarita Water District, which guarantees water connection and service to all lots, and wastewater treatment demands will be accommodated through public wastewater treatment facilities of the Los Angeles Sanitation District 26 and 32 as proposed.

If you have any questions or need additional information, please contact Patrick Nejian at 626-430-5380.

Respectfully,

Russell A. Johnson, R.E.H.S., Chief,
Mountain & Rural/Water, Sewage & Subdivision Program